



Florence Road, South Croydon CR2 0PP

welcome to
Florence Road, South Croydon

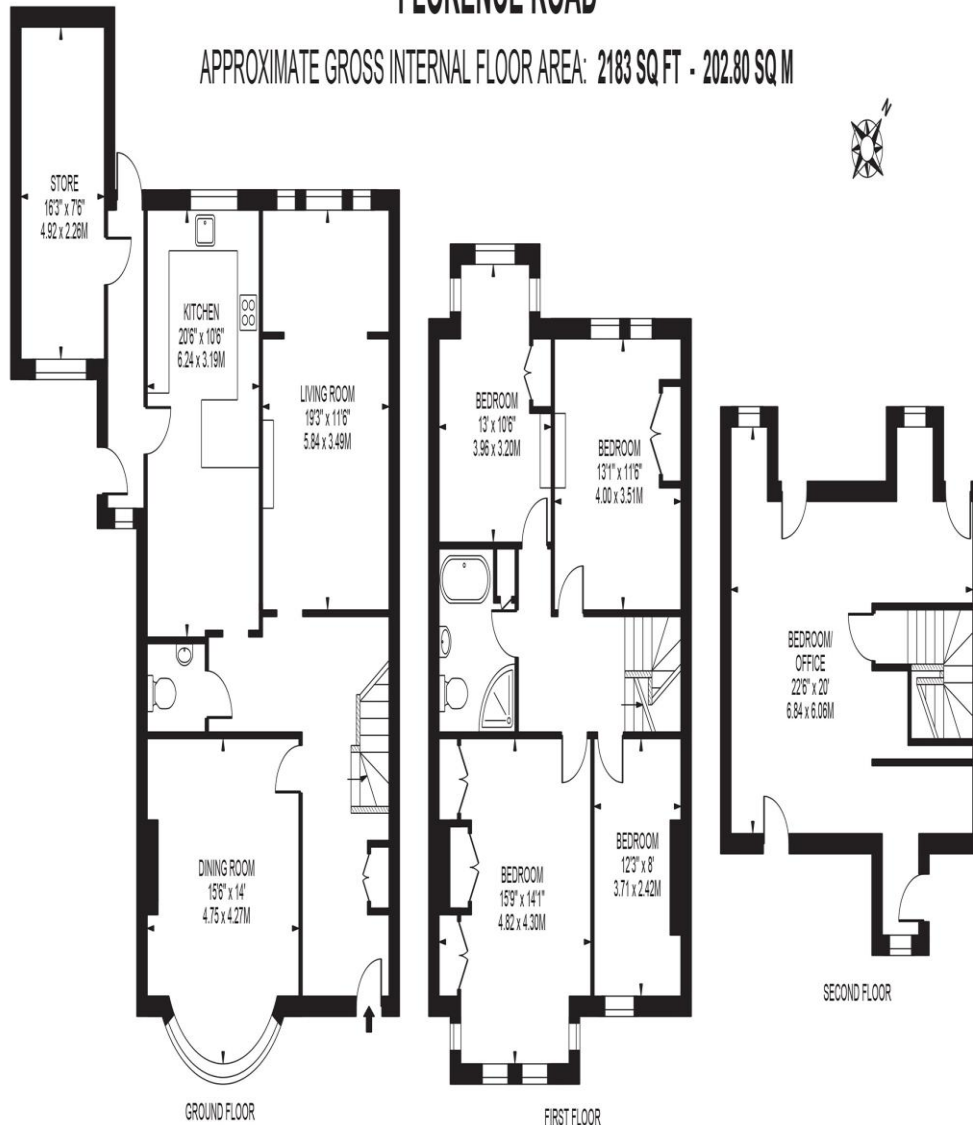
***Charming family with period features,
off-street parking and a generous
private garden.***

This elegant semi-detached Edwardian house offers a rare blend of period charm and spacious family living. Spanning approximately 2,150 sq ft across three floors, the property provides spacious and versatile accommodation ideal for contemporary lifestyles. The home features five well-proportioned bedrooms, with four arranged on the first floor and an additional bedroom on the top floor, offering flexibility for guests, a home office, or a teenager's suite. A well-appointed family bathroom with shower, bath & underfloor heating serves the main sleeping areas, while the ground floor comprises two inviting reception rooms, each retaining characterful details typical of the Edwardian era. There is also a separate WC on the ground floor. The large, eat-in kitchen is designed for family gatherings and casual entertaining, opening out to the generous private garden-a perfect space for outdoor dining and relaxation. Throughout the property there is excellent storage, including a dedicated storage room, ensuring practicality complements style. A driveway adds further convenience, providing off-street parking for two cars.



FLORENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2183 SQ FT - 202.80 SQ M



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Situated on the desirable Florence Road, the house enjoys a prime location within a sought-after residential pocket of South Croydon. The area is known for its leafy streets, period architecture, and strong sense of community. Local amenities, independent shops, and cafés are within easy reach, while excellent schools and green spaces, make it particularly appealing for families. Florence Road also offers excellent transport connections, with Sanderstead and Purley Oaks Stations nearby providing regular services to London Bridge and London Victoria, making this an ideal home for commuters seeking a balance between city access and suburban tranquillity.

welcome to

Florence Road, South Croydon

- Semi Detached
- Five Bedrooms
- Family Bathroom
- Two Receptions
- Eat-in Kitchen

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£800,000 - £825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SAN107046



Property Ref:
SAN107046 - 0008

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